



## **The Office Maximizer Report™**

Information to help you get maximum value from your office leases and facilities

### **Technical Lease Issues: Power Requirements**

*Insufficient electrical power in an office building can substantially impede growth and increasing the amount of power servicing the office space can be excessively expensive for the tenant.*

**It is not uncommon for a company to assume that the electrical power servicing an office building is adequate to accommodate their specific needs. Conversely, many tenants frequently experience power shortages and are forced to either pay substantial costs to increase the electrical service to their office space or relocate.**

The following items should be considered when negotiating and/or renewing a lease:

- **Assume that the building is supplying only the *minimum* power required by code**
- **Determine your present and future electrical needs**  
Tenant's architect and engineer should compile a survey of all office space equipment including projections for future growth and additional equipment. The engineer will then be responsible for determining the total power required
- **Determine the building's capacity to bring additional power to their tenants**  
If there is no space available to install new electrical risers, the utility company will be required to increase power to the building which can be time consuming, difficult and costly
- **Specify in the lease that tenant's required watts per rentable square foot is based on demand load as opposed to connected load**  
Tenant should have separate figures for lighting and general floor power

Other issues include space allocation for tenant's generator and fuel system, direct metering options, and tenant's ability to install additional equipment if needed, i.e. electrical risers, etc.

This e-newsletter is provided by The Pinnacle Group, creators of The Office Maximizer Method™

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